BOOK 7090 PAGE 527

File 31

This Instrument Prepared By:

Jonathan Harwell
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Mortgagee:	Map-Parcel Numbers
William B. Harwell 507 Hillwood Drive Nashville, Tennessee	None	104-10-31

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, NEELY-HARWELL & COMPANY, the Grantor herein, has bargained and by these presents does transfer and convey unto WILLIAM B. HARWELL, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the westerly part of Lot No. 27 on the plat of Joseph Warner's subdivision as of record in Book 332, page 154, Register's Office for said County.
>
> Said part of said Lot No. 27 fronts 60 feet on the northerly side of Byron Avenue and runs back 187 feet to the south line of Lot No. 18 on said plat, and measures 55 feet on the rear line.
>
> Being the same property conveyed to Neely-Harwell & Company by deed from Robert E. Harwell, Trustee of record in Book 4346, page 697, said Register's Office.
>
> This is improved property known as 3511A Byron Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1986 taxes which are to be paid by the Grantor and a Joint Driveway Agreement of record in Book 6438, page 472, said Register's Office. Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

78687

IDENTIFICATION REFERENCE

Dec 31 3 33 PM '86

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WITNESS our hands this 30th day of December, 1986.

NEELY-HARWELL & COMPANY

By: Robert E. Harwell Jr.

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared Robert E. Harwell, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Neely-Harwell & Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 30 day of December, 1986.

Debbie L. Sloan
Notary Public

My Commission Expires:
11-12-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William B. Harwell

Sworn to and subscribed this 30 day of December, 1986.

Debbie L. Sloan
Notary Public

My Commission Expires:
11-12-90

JH/kwj

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7090 PAGE 529

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50[illegible].00- MAIT.	
	VD		50[illegible].00 MAIT.	
			50[illegible].00- CAIT.	
			146.[illegible]0 CSTAX	
			.50 PRFEE	
			6.00 WDCRP	
			CHECK 146.50-	
			3546A12/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78687.

IDENTIF. REFERENCE

Dec 31 3 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 29213